

Chapter 17.36 **PERFORMANCE STANDARDS**

Sections:

17.36.010 Purpose.

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17.36.030 Public facilities, screening.

17.36.010 Purpose.

The purpose of this chapter is to establish performance standards that are designed to limit potentially harmful nuisances or externalities that impact the community aesthetics or public health.

17.36.020 Environmental performance standards.

The following performance standards apply to the principal and accessory uses, buildings and structures in addition to those that are specified for the particular use or district in which they are located:

- A. Exterior Mechanical Equipment. Air conditioners, heating, cooling, ventilating, equipment, pumps, heaters and other similar mechanical equipment shall be visually screened from surrounding properties and streets and shall be so operated to not disturb the peace, quiet, and comfort of the neighboring land uses. Solar energy systems need not be screened.
- B. All nonresidential uses shall conform to the performance standards of this section. Any use, activity, or operation shall not violate existing state and federal environmental standards. It shall be the responsibility of the operator and/or the proprietor of any allowed use to provide such reasonable evidence and technical data as the city may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards. Failure of the city to require such information shall not be construed as relieving the operator and/or proprietor from compliance with the environmental performance standards of this code.
 1. Noise.
 - a. No use in this district shall exceed the maximum environmental noise level, established by Chapter [173-60](#) WAC.
 - b. Noise levels of any sound source, when measured in the manner and locations prescribed in Chapter [173-60](#) WAC, shall not exceed the levels shown in the following table:

EDNA of Noise Source	EDNA of Receiving Property		
	Class A	Class B	Class C
Class A—Residential	55 dBA	57 dBA	60 dBA
Class B—Commercial	57 dBA	60 dBA	65 dBA
Class C—Industrial	60 dBA	65 dBA	70 dBA

- c. Between the hours of 10:00 p.m. and 7:00 a.m., the noise limitations of the foregoing table shall be reduced by ten dBA for receiving property within Class A EDNAs.
 - d. At any hour of the day or night, the applicable noise limitations in subsections B1a and b of this section may be exceeded for any receiving property by no more than:
 - i. Five dBA for a total of fifteen minutes in any one-hour period; or
 - ii. Ten dBA for a total of five minutes in any one-hour period; or
 - iii. Fifteen dBA for a total of one and one-half minutes in any one-hour period.
2. Light and Glare. Exterior lighting for all uses and signs shall be directed downward and otherwise arranged, shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare onto any adjacent or nearby use or interfere with the safe operation of motor vehicles.
 3. Ground Vibrations. No ground vibration other than that caused by highway vehicles or construction activity shall be permitted which is discernible, without instruments, at or beyond the property line for the use concerned.
 4. Waste Storage and Disposal, Including Hazardous Waste. The storage or disposal of industrial waste shall be in compliance with the regulations and requirements of the Cowlitz County health district, the State Department of Ecology, Chapter [70.105](#) RCW as amended, and this code.
 5. Air Quality Emissions. No use in this district shall produce emissions of smoke, dust and/or odors beyond the property boundary that may unreasonably interfere with any other property owner's use and enjoyment of his/her property. In addition, all sources and emissions units are required to meet the emission and the ambient air quality standards specified in Chapter [173-400](#) WAC, and administered by the Southwest Washington Air Pollution Control Authority (SWAPCA), and shall apply to all air contaminants listed therein.

6. Ground and Soil Contamination. Materials used or produced in any manufacturing process shall be handled in such a manner as to prevent ground or soil pollution which destroys or endangers the support of natural vegetation or which may contaminate underground aquifers or other natural drainage systems.
7. Electrical Interference. Provisions must be made for necessary shielding or other preventive measures against interference caused by mechanical, electrical, or nuclear equipment uses or processes with electrical apparatus in nearby buildings or use areas.
8. Fire and Explosive Hazards. The manufacture, use, processing or storage of flammable liquids or materials, liquids or gases that produce flammable or explosive vapors or gases shall be permitted in accordance with the regulations of the adopted International Fire Code and the International Building Code. A hazardous materials impact analysis, conforming to the requirements of the Cowlitz 2 Fire District, shall be required to determine potential off-site impacts and mitigation precautions. (Ord. 3889 § 3 (Exh. A), 2017)

17.36.030 Public facilities, screening.

A. Public utility buildings, sewage pumping stations, electrical distribution substations and similar developments necessary for the operation of utilities shall comply with the following requirements:

1. All facilities should be surrounded by sight-obscuring plantings (see Chapter 17.28 Landscaping);
2. An unhoued installation of a dangerous nature, such as an electrical distribution substation, shall be enclosed by a cyclone security fence at least six feet in height. (Ord. 3889 § 3 (Exh. A), 2017)